1 1723 10 Street SW

Calgary | Active | MLS® A2356158

$899,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2013**	**2,391.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Morning coffee, dinner with friends, a little shopping or a night out-living just steps from Calgary's 17th Avenue means you can leave the car at home and enjoy it all. With restaurants, cafés, shops and nightlife close by, this home puts you in the heart of one of Calgary's most vibrant areas while giving you plenty of space to settle in at home.

With 4 bedrooms and 3.5 bathrooms, the thoughtful layout offers room for everyday living and hosting. Natural light fills the open main floor, where 10-foot ceilings, hardwood floors and a gas fireplace create a welcoming space. The kitchen brings everyone together around a large island, with quartz countertops, an upgraded appliance package and plenty of room to prepare a meal while catching up with guests.

The second floor features two generous bedrooms, each with a walk-in closet, along with a four-piece bathroom. The entire third floor is dedicated to the primary suite, offering space and privacy, a large walk-in closet and an ensuite with double vanities, a spacious dual shower and a deep soaker tub.

The rooftop patio adds another place to gather, enjoy the views or unwind after a busy day. Air conditioning and extensive built-ins add comfort and convenience throughout. An attached tandem double garage and an additional exterior parking pad round out the home.

Space to spread out, a rooftop to enjoy and everything 17th Avenue has to offer just down the street-there's a lot to appreciate here.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356158
Bedrooms	4
Bathrooms	4
Year Built	2013
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,391.6 sq. ft.
Main Level Finished Area:	822.94 sq. ft.
Upper Level Finished Area:	711.46 sq. ft.
Below Grade Finished Area:	731.88 sq. ft.
Condo Fee:	$750.00
Condo Fee Includes:	Amenities of HOA/Condo
Acreage:	No
Front Exposure:	Northeast
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1412951
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Tandem
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Quatro
Community:	Lower Mount Royal
Amenities:	None
Appliances:	None
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Dining Room · 14'7" × 10' ·
Main Floor	Kitchen · 12'10" × 12'5" ·

Main Floor	Living Room · 14'4" × 13'1" ·
2nd Floor	Bedroom · 15'3" × 10'9" ·
2nd Floor	Bedroom · 14'8" × 12'11" ·
2nd Floor	Laundry · 8'8" × 5'8" ·
2nd Floor	Walk-In Closet · 8'8" × 4'10" ·
3rd Floor	Bedroom - Primary · 19'7" × 13' ·
3rd Floor	Walk-In Closet · 11'1" × 8'8" ·
4th Floor	Balcony · 11'9" × 10'6" ·
Basement	Bedroom · 11'7" × 9'11" ·
Basement	Game Room · 18'10" × 10'6" ·
Basement	Furnace/Utility Room · 10'3" × 9'3" ·
Basement	Furnace/Utility Room · 10'3" × 6'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Soaking Tub
Exterior Features:	Other
Patio And Porch Features:	Rooftop Patio
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-1723-10-street-sw-calgary-a2356158/

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